

In re EFD, Ltd.

Case No. 11-10846
(if known)

SCHEDULE A - REAL PROPERTY

Description and Location of Property	Nature of Debtor's Interest in Property	Current Value of Debtor's Interest in Property, Without Deducting Any Secured Claim or Exemption	Amount Of Secured Claim
7711 W. Hwy 71, Spicewood, Texas 5410 acres - See attached "Exhibit 1" Legal Description	Real Property	\$124,971,000.00	\$25,407,046.00
600 Coopers Bend Rd., Spicewood, Texas 103 acres, 600 Coopers Bend Rd., Lots 10-12 Spicewood, TX - See attached "Exhibit 2" Legal Description	Real Property	\$3,000,000.00	\$2,748,973.00
Total:		\$127,971,000.00	

(Report also on Summary of Schedules)

In re EFD, Ltd.

Case No. 11-10846
(if known)

SCHEDULE B - PERSONAL PROPERTY

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
1. Cash on hand.	X		
2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and home-stead associations, or credit unions, brokerage houses, or cooperatives.		Wells Fargo checking account #7935096805	\$1,622.95
		Wells Fargo - Savings Account #7859622131	\$107.25
3. Security deposits with public utilities, telephone companies, landlords, and others.	X		
4. Household goods and furnishings, including audio, video and computer equipment.	X		
5. Books; pictures and other art objects; antiques; stamp, coin, record, tape, compact disc, and other collections or collectibles.	X		
6. Wearing apparel.	X		
7. Furs and jewelry.	X		
8. Firearms and sports, photographic, and other hobby equipment.	X		
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X		
10. Annuities. Itemize and name each issuer.	X		

In re EFD, Ltd.

Case No. 11-10846
(if known)

SCHEDULE B - PERSONAL PROPERTY

Continuation Sheet No. 1

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X		
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X		
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X		
14. Interests in partnerships or joint ventures. Itemize.	X		
15. Government and corporate bonds and other negotiable and non-negotiable instruments.	X		
16. Accounts receivable.		See attached "Exhibit 3" AR Report	\$214,605.75
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X		
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X		

In re EFD, Ltd.

Case No. 11-10846
(if known)

SCHEDULE B - PERSONAL PROPERTY

Continuation Sheet No. 2

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X		
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X		
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X		
22. Patents, copyrights, and other intellectual property. Give particulars.	X		
23. Licenses, franchises, and other general intangibles. Give particulars.	X		
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X		
25. Automobiles, trucks, trailers, and other vehicles and accessories.		1998 Fleetwood Festival 16x56 mobile home 7711 W. Hwy 71, Spicewood, TX	\$28,910.00

In re EFD, Ltd.

Case No. 11-10846
(if known)

SCHEDULE B - PERSONAL PROPERTY

Continuation Sheet No. 3

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
26. Boats, motors, and accessories.	X		
27. Aircraft and accessories.	X		
28. Office equipment, furnishings, and supplies.		LE1600 Computer Tablet - Yr 2006 13200 Bee Cave Pkwy, Austin, TX	\$500.00
29. Machinery, fixtures, equipment, and supplies used in business.	X		
30. Inventory.	X		
31. Animals.	X		
32. Crops - growing or harvested. Give particulars.	X		
33. Farming equipment and implements.	X		
34. Farm supplies, chemicals, and feed.	X		
35. Other personal property of any kind not already listed. Itemize.	X		
<p style="text-align: right;">3 continuation sheets attached</p> <p>(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules.)</p>			Total > \$245,745.95

Description of Property	Specify Law Providing Each Exemption	Value of Claimed Exemption	Current Value of Property Without Deducting Exemption
Not Applicable			
<i>* Amount subject to adjustment on 4/1/13 and every three years thereafter with respect to commenced on or after the date of adjustment.</i>		\$0.00	\$0.00

Case No. 11-10846
(if known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODER	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCT #: xx8020 Capital Farm Credit 5900 SW Parkway Suite 501 Austin, TX 78735	X	DATE INCURRED: 4/1/2010 NATURE OF LIEN: Loan COLLATERAL: 5410 AC at 7711 E. Hwy 71, Spicew REMARKS: VALUE: \$124,971,000.00				\$25,407,046.00	
ACCT #: xxxxxxxx Bend Dale & Rita Steitle PO Box 791 Burnet, TX 78611	X	DATE INCURRED: 4/1/2010 NATURE OF LIEN: Loan COLLATERAL: Coopers Bend Lots 10-12, Spicew REMARKS: VALUE: \$3,000,000.00				\$2,748,973.00	
Subtotal (Total of this Page) >						\$28,156,019.00	\$0.00
Total (Use only on last page) >						\$28,156,019.00	\$0.00

No continuation sheets attached

(Report also on Summary of Schedules.)
(If applicable, report also on Statistical Summary of Certain Liabilities)

In re EFD, Ltd.

Case No. 11-10846
(If Known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

☐ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached

- ☐ **Domestic Support Obligations**
Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to
- ☐ **Extensions of credit in an involuntary case**
Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of
- ☐ **Wages, salaries, and commissions**
Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725* per person earned within 180 days immediately preceding the
- ☐ **Contributions to employee benefit plans**
Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the
- ☐ **Certain farmers and fishermen**
Claims of certain farmers and fishermen, up to \$5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. §
- ☐ **Deposits by individuals**
Claims of individuals up to \$2,600* for deposits for the purchase, lease or rental of property or services for personal, family, or household use,
- ☒ **Taxes and Certain Other Debts Owed to Governmental Units**
Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)
- ☐ **Commitments to Maintain the Capital of an Insured Depository Institution**
Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository
- ☐ **Claims for Death or Personal Injury While Debtor Was Intoxicated**
Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using
- ☐ **Administrative allowances under 11 U.S.C. Sec. 330**
Claims based on services rendered by the trustee, examiner, professional person, or attorney and by any paraprofessional person employed

* Amounts are subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of

1 continuation sheets attached

In re EFD, Ltd.

Case No. 11-10846
(If Known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

TYPE OF PRIORITY Taxes and Certain Other Debts Owed to Governmental Units

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT UNLIQUIDATED DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO	AMOUNT NOT ENTITLED TO PRIORITY,
ACCT #: Blanco County Appraisal PO Box 338 615 N. Nugent Johnson City, TX 78636		DATE INCURRED: 1/1/2011 CONSIDERATION: Property Taxes REMARKS: Ag exemption		\$8,246.60	\$0.00	\$8,246.60
ACCT #: Burnet County Appraisal District P.O. Box 908 223 South Pierce Burnet, TX 78611		DATE INCURRED: 10/1/2010 CONSIDERATION: Property Taxes REMARKS: Ag exemption		\$4,135.84	\$0.00	\$4,135.84
Sheet no. <u>1</u> of <u>1</u> continuation of Schedule E attached to Schedule of Creditors Holding Priority Claims				(Totals of this page) >	\$12,382.44	\$0.00
				Total >	\$12,382.44	
(Use only on last page of the completed Schedule E.)						
				Totals >		\$0.00
(Use only on last page of the completed Schedule E.)						\$12,382.44
If applicable, report also on the Statistical						

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

☐ Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE	DEBTOR DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCT #: BSM CLMI Trust PO Box 154369 Waco, TX 76715		DATE INCURRED: 1/2008 CONSIDERATION: Loan REMARKS:				\$163,206.06
ACCT #: xxxxxxxx xease Connecticut Avenue Properties, Inc PO Box 8157 Waco, TX 76714		DATE INCURRED: 4/1/2010 CONSIDERATION: Services REMARKS: Grazing Lease				\$105,001.00
ACCT #: n/a Dillocopter LLC 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 11/14/2008 CONSIDERATION: Vendor Services REMARKS:				\$75,368.44
ACCT #: xxxxxxxx xease Driftwood Land Co. 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 4/1/2010 CONSIDERATION: Grazing Lease REMARKS:				\$67,749.00
ACCT #: Driftwood Land Co. 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 1/2008 CONSIDERATION: Loan REMARKS:				\$877,400.06
ACCT #: Driftwood Land Co. 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 10/27/10 CONSIDERATION: Loan REMARKS:				\$282,788.58
Subtotal >						\$1,571,513.14
Total >						

3 continuation sheets attached

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODÉBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT UNLIQUIDATED DISPUTED	AMOUNT OF CLAIM
ACCT #: n/a Land Sculptors Inc 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 1/19/2009 CONSIDERATION: Services REMARKS:		\$78,253.70
ACCT #: LCRA 11612 Bee Caves Rd. Bldg. 1, Suite 150 Austin, TX 78738		DATE INCURRED: 1/15/11 CONSIDERATION: Water Lease Contract for 5410 Acres REMARKS:		\$183,677.10
ACCT #: 4166 Maxwell Locke & Ritter, LLP 401 Congress Avenue, Suite 1100 Austin, TX 78701		DATE INCURRED: 5/12/2010 CONSIDERATION: Services REMARKS:		\$12,205.50
ACCT #: xxx-xx78-00 Pedernales Electric P.O. Box 1 Johnson City, TX 78636		DATE INCURRED: 3/22/11 CONSIDERATION: Services REMARKS: Coopers Bend Elec. Other Account #1886-0845-00		\$47.33
ACCT #: xxx-xx19-00 Pedernales Electric P.O. Box 1 Johnson City, TX 78636		DATE INCURRED: 3/22/11 CONSIDERATION: Services REMARKS: Hwy 71/CR 409 Elec. Other Accts: 1806-4968-00 and 1806-4885-		\$67.50
		00.		

Sheet no. 1 of 3 continuation sheets attached to
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal > \$274,251.13

Total >

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

Case No. 11-10846
(if known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT UNLIQUIDATED DISPUTED	AMOUNT OF CLAIM
ACCT #: xxxxxxxx lease Ranch 122, LLC 4571 SW Thistle Terrace Palm City, FL 34990		DATE INCURRED: 4/1/2010 CONSIDERATION: Grazing Lease REMARKS:		\$33,875.00
ACCT #: xxxxxxxxxx Fee Ranches and Rivers Realty 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 12/10/2008 CONSIDERATION: Services REMARKS:		\$79,702.70
ACCT #: Ranches and Rivers Realty 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 1/1/10 CONSIDERATION: Services REMARKS: Reimbursement for marketing/advertising		\$4,311.33
ACCT #: BSM Sheiness, Scott, Grossman, & Cohn LLP 1001 McKinney Suite 1400 Houston, TX 77002		DATE INCURRED: 11/30/2009 CONSIDERATION: Vendor Services REMARKS:		\$2,928.58
ACCT #: BSM Stone & Bruce PC 16800 Westgrove Drive Suite 400 Addison, TX 75001		DATE INCURRED: 11/3/2009 CONSIDERATION: Vendor Services REMARKS:		\$6,182.33
ACCT #: xxxxxx8869 Whiteside Insurance P.O. Box 605 Spicewood, TX 78669		DATE INCURRED: 12/1/10 CONSIDERATION: Insurance premium REMARKS:		\$3,286.14
Sheet no. <u>2</u> of <u>3</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims				Subtotal > \$130,286.08
(Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)				Total >

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE DEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT UNLIQUIDATED DISPUTED	AMOUNT OF CLAIM
ACCT #: William J Maddux Exempt Trust 13200 Bee Cave Pkwy Austin, TX 78738		DATE INCURRED: 12/16/10 CONSIDERATION: Loan to pay note interest REMARKS:		\$250,753.42
Sheet no. 3 of 3 continuation sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims			Subtotal >	\$250,753.42
(Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)				Total > \$2,226,803.77

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases of contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT
Connecticut Avenue Properties, Inc PO Box 8157 Waco, TX 76714	Grazing Lease Contract to be ASSUMED
Driftwood Land Co - Loans 13200 Bee Cave Pkwy Austin, TX 78738	Grazing lease Contract to be ASSUMED
LCRA 11612 Bee Caves Rd. Bldg. 1, Suite 150 Austin, TX 78738	Water Lease Contract for 5410 Acres Contract to be ASSUMED
Ranch 122, LLC c/o Alyn Bell 4571 SW Thistle Terrace Palm City, FL 34990	Grazing Lease Contract to be ASSUMED
Ranches and Rivers Realty 13200 Bee Cave Pkwy Austin, TX 78738	Management Fee Contract Contract to be ASSUMED

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or

☐ Check this box if debtor has no codebtors

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Larry Meyer 2607 Chalk Knoll Cove Austin, TX 78735	Capital Farm Credit 5900 SW Parkway Suite 501 Austin, TX 78735
Larry Meyer 2607 Chalk Knoll Cove Austin, TX 78735	Dale & Rita Steitle PO Box 791 Burnet, TX 78611
William J. Maddux 13200 Bee Cave Pkwy Austin, TX 78738	Capital Farm Credit 5900 SW Parkway Suite 501 Austin, TX 78735
William J. Maddux 13200 Bee Cave Pkwy Austin, TX 78738	Dale & Rita Steitle PO Box 791 Burnet, TX 78611
WWTT, LLC 13200 Bee Cave Pkwy Austin, TX 78738	Capital Farm Credit 5900 SW Parkway Suite 501 Austin, TX 78735
WWTT, LLC 13200 Bee Cave Pkwy Austin, TX 78738	Dale & Rita Steitle PO Box 791 Burnet, TX 78611

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

In re EFD, Ltd.

Case No. 11-10846

Chapter 11

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	\$127,971,000.00		
B - Personal Property	Yes	4	\$245,745.95		
C - Property Claimed as Exempt	No				
D - Creditors Holding Secured Claims	Yes	1			
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	2			
F - Creditors Holding Unsecured Nonpriority Claims	Yes	4			
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No				N/A
J - Current Expenditures of Individual Debtor(s)	No				N/A
TOTAL		14	\$128,216,745.95	\$30,395,205.21	

Case No. 11-10846
(if known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the Manager of GP of the Partnership
named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of
16 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

(Total shown on summary page plus 1.)

Date 4/20/2011

Signature /s/ S. Frank Bright
S. Frank Bright
Manager of GP

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

CONSENT LETTER

DATE: November 16, 2006

RE: STEWART TITLE AUSTIN, INC.

FILE NO.: 6100108

PURCHASER: Blanco San Miguel, Ltd.

LENDER: Capital Farm Credit, FLCA

LEGAL: TRACT 1: 55.19 acres of land, more or less, out of the Josiah Fowler Survey No. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "A", SAVE AND EXCEPT 1.672 acres conveyed to Edward Manigold and Madeleine Manigold by Special Warranty Deed of record in Vol. 1439, Page 606, of the Official Public Records of Burnet County, Texas.

TRACT 2: 9.04 acres of land, more or less, out of the Josiah Fowler Survey No. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "B".

TRACT 3: 1.511 acres of land, more or less, out of the Josiah Fowler Survey No. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "C".

TRACT 4: 3.137 acres of land, more or less, out of the Josiah Fowler Survey NO. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "D".

TRACT 5: 2.29 acres of land, more or less, out of the Josiah Fowler Survey No. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "E".

TRACT 6: 3.76 acres of land, more or less, out of the Josiah Fowler Survey No. 251, Abstract No. 326, in Burnet County, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "F".

TRACT 7: 316.045 acres of land, more or less, out of the Mrs. Emeline Rutledge Survey No. 381, Abstract No. 1067, the W. H. Fowler Survey No. 1634, Abstract No. 1838, the E. Rutledge Survey, Abstract No. 1529, the John H. Love Survey No. 254, Abstract No. 562, the Alfred D. Low Survey No. 250, Abstract No. 548, and the Josiah Fowler Survey No. 251, in Burnet and Blanco Counties, Texas, and being the same property more fully described by metes and bounds in the attached Exhibit "G".

TRACT 8: 5,476.23 acres of land, more or less, out of the F. Fisseler Survey No. 272, the F. Fisseler Survey No. 1068, the F. Fisseler Survey No. 123, the R. S. Morgan Survey No. 416, the J. T. Conn Survey No. 227, the J. T. Conn Survey No. 273, the T.T. Hubbard Survey No. 276, the G.B. & C.N.G. Railroad Survey No. 123, the A. T. Struve Survey No. 97, the E. Ruthledge Survey No. 381, the A. Giesecke Survey No. 124, the A. Giesecke Survey No. 30, the J. F. Torrey & Co. Survey No. 7, the C. Goeth Survey No. 2, the C. Goeth Survey No. 92, the C. Goeth Survey No. 66, the C. Goeth Survey No. 6, the C. Goeth Survey No. 67, H.E. & W.T. Railroad Survey No. 91, the J. Hoffart Survey No. 422, the A. Goebel Survey No. 420, the A. Goebel Survey No. 8, the F. S. Sawyer Survey No. 419, the Thomas Mancha Survey No. 402, the R.H. Jackson Survey No. 5 and the J. R. Worrall Survey No. 92, in Burnet and Blanco Counties, Texas, and being the same property more fully described by metes and

EXHIBIT

1

bounds in the attached Exhibit "H"

EXHIBIT "A"

FIELD NOTES

BEING 55.19 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326, IN BURNET COUNTY, TEXAS, SAID 55.19 ACRES MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 397 ACRE TRACT CONVEYED TO JAMES FAUBION IN PROBATE CAUSE NO. 3084 OF THE PROBATE RECORDS OF BURNET COUNTY, TEXAS; SAID 55.19 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the most southerly southeast corner of said 397 acre tract, same being an interior oil corner of that certain called 316.045 acre tract conveyed to Blanco San Miguel, Ltd. by deed recorded in Volume 1413, Page 646 of the Deed Records of Burnet County, Texas;

THENCE S 88°50'42" W along the common line between said 316.045 acre tract and said 397 acre tract a distance of 614.57 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;

THENCE northerly and easterly through the interior of said 397 acre tract the following seven (7) courses:

1. N 42°11'37" E a distance of 663.85 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
2. N 60°36'52" E a distance of 346.11 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
3. N 18°49'08" E a distance of 1,098.66 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
4. N 22°18'46" E a distance of 635.99 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
5. N 28°50'40" E a distance of 1,463.45 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
6. N 78°53'20" E a distance of 1,429.64 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;
7. N 03°38'19" W a distance of 528.17 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner in the north line of said 397 acre tract of land, same being the south line of that certain called 10.5 acre tract of land conveyed to James Faubion and Ann Faubion-Jones by Probate Cause No. 8209 of the Probate Records of Burnet County, Texas;

THENCE N 83°14'58" E along the common line between said 30.5 acre tract and said 397 acre tract a distance of 449.54 feet to a cedar fence corner post found for the most northerly northeast corner of said 397 acre tract in the west line of that certain called 65.604 acre tract conveyed to S.R. Scott Family Limited Partnership by deed recorded in Volume 1319, Page 238 of the Deed Records of Burnet County, Texas;

THENCE S 06°07'48" E along the common line between said 65.604 acre tract and said 397 acre tract a distance of 865.33010 feet to a cedar fence corner post for the most easterly southeast corner of said 397 acre tract, said corner also being in the north line of that certain called 143.682 acre tract conveyed to Edward and Madeleine Manigold by deed recorded in Volume 476, Page 8 of the Deed Records of Burnet County, Texas;

EXHIBIT "A"

April 21, 2006
Job No. 06-118

THENCE westerly and southerly along the common line between said 43.682 acre tract and said 397 acre tract the following nine (9) courses:

1. S 84°14'07" W a distance of 435.15 feet to a cedar fence post found for corner;
2. S 65°53'02" W a distance of 254.72 feet to a cedar fence post found for corner;
3. S 82°20'58" W a distance of 637.39 feet to a cedar fence post found for corner;
4. N 79°34'56" W a distance of 328.97 feet to a cedar fence post found for corner;
5. S 01°24'58" E a distance of 731.59 feet to a 60-d nail in fence found for corner;
6. S 64°32'16" W a distance of 931.47 feet to a cedar fence post found for corner;
7. S 01°13'26" E a distance of 1,400.77 feet to a cedar fence post found for corner;
8. S 44°42'37" W a distance of 556.52 feet to a 60-d nail in fence found for corner;
9. S 44°53'10" W a distance of 633.58 feet to the POINT OF BEGINNING of the herein described tract and containing 55.19 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.L.S. No. 3680

4/21/06

Date



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on LCRA Monument No. 1309.

EXHIBIT "B"

April 21, 2006
Job No. 06-118

FIELD NOTES

BEING 9.04 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326, IN BURNET COUNTY, TEXAS, SAID 9.04 ACRES MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 10.5 ACRE TRACT CONVEYED TO JAMES FAUBION AND ANN FAUBION-JONES IN PROBATE CAUSE NO. 8209 OF THE PROBATE RECORDS OF BURNET COUNTY, TEXAS; SAID 9.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 10.5 acre tract, same being the southeast corner of that certain 2.29 acre tract conveyed to Richard A. Delong by deed recorded in Volume 601, Page 885 of the Deed Records of Burnet County, Texas, said iron rod also being in the west line of that certain called 65.604 acre tract conveyed to S.R. Scott Family Limited Partnership by deed recorded in Volume 1319, Page 238 of the Deed Records of Burnet County, Texas;

THENCE S 00°41'57" E along the common line between said 65.604 acre tract and said 10.5 acre tract a distance of 687.03 feet to a cedar fence post found for the southeast corner of said 10.5 acre tract, same being the northeast corner of that certain called 397 acre tract conveyed to James Faubion by deed recorded in Probate Cause No. 3084 of the Probate Records of Burnet County, Texas;

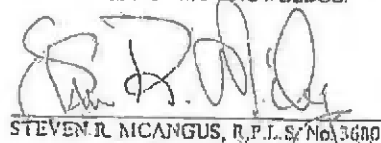
THENCE S 83°14'58" W along the common line between said 397 acre tract and said 10.5 acre tract a distance of 447.76 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner;

THENCE N 15°27'02" W leaving said common line and crossing said 10.5 acre tract a distance of 767.79 feet to a 1/2-inch iron rod found for the northwest corner of said 10.5 acre tract, same being the southwest corner of that certain called 3.76 acre tract conveyed to Richard A. Delong by deed recorded in Volume 618, Page 670 of the Deed Records of Burnet County, Texas;

THENCE S 88°10'40" E along the common line between said 3.76 acre tract and said 10.5 acre tract a distance of 304.19 feet to a cedar fence corner post found for the southeast corner of said 3.76 acre tract, same being the southwest corner of the aforementioned 2.26 acre tract;

THENCE S 88°19'03" E along the common line between said 2.26 acre tract and said 10.5 acre tract a distance of 337.50 feet to the POINT OF BEGINNING of the herein described tract and containing 9.04 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.L.S. No. 3600

4/21/06

Date



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on LCRA Monument No. 1309.

EXHIBIT "C"

April 21, 2006
Job No. 06-118

FIELD NOTES

BEING 1.511 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326, IN BURNET COUNTY, TEXAS, SAID 1.511 ACRES MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 143.682 ACRE TRACT CONVEYED TO EDWARD AND MADELEINE MANIGOLD BY DRED RECORDED IN VOLUME 476, PAGE 8 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS; SAID 1.511 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

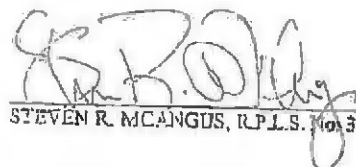
BEGINNING at an old cedar fence corner post found for the most northerly northwest corner of said 143.682 acre tract, same being an interior ell corner of that certain called 397 acre tract conveyed to James Fambion by Probate Cause No. 3084 of the Probate Records of Burnet County, Texas;

THENCE S 79°34'56" E along the common line between said 397 acre tract and said 143.682 acre tract a distance of 328.97 feet to an old cedar fence corner post for corner;

THENCE S 41°53'52" W leaving said common line and crossing said 143.682 acre tract a distance of 469.36 feet to a 1/2-inch iron rod with cap stamped "McAngus Surveying" set for corner in the aforementioned common line between said 397 acre tract and said 143.682 acre tract;

THENCE N 01°24'58" W along said common line a distance of 408.97 feet to the POINT OF BEGINNING of the herein described tract and containing 1.511 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.L.S. No. 3680 Date 4/21/06



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on LCRA Monument No. 1309.

EXHIBIT "D"

April 21, 2006
Job No. 06-118

FIELD NOTES

BEING 3.137 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326, IN BURNET COUNTY, TEXAS, SAID 3.137 ACRES MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 143.682 ACRE TRACT CONVEYED TO EDWARD AND MADELINE MANIGOLD BY DEED RECORDED IN VOLUME 476, PAGE 8 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS; SAID 3.137 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an old cedar fence corner post found for the most westerly northwest corner of said 143.682 acre tract, same being an interior ell corner of that certain called 397 acre tract conveyed to James Faubion by Probate Cause No. 3084 of the Probate Records of Burnet County, Texas;

THENCE N 64°32'16" E along the common line between said 397 acre tract and said 143.682 acre tract a distance of 437.00 feet to a 1/4-inch iron rod with cap stamped "McAngus Surveying" set for corner;

THENCE S 23°30'12" W leaving said common line and crossing said 143.682 acre tract a distance of 952.62 feet to a 1/4-inch iron rod with cap stamped "McAngus Surveying" set for corner in the aforementioned common line between said 397 acre tract and said 143.682 acre tract;

THENCE N 01°13'26" W along said common line a distance of 685.86 feet to the POINT OF BEGINNING of the herein described tract and containing 3.137 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.T.L.S. No. 3680

4-21-06
Date



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on I.C.R.A. Monument No. 1309.

EXHIBIT "E"

May 2, 2006
Job No. 06-118

FIELD NOTES

BEING 2.29 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326, IN BURNET COUNTY, TEXAS, SAID 2.29 ACRES MORE PARTICULARLY BEING ALL OF THE CERTAIN CALLED 2.26 ACRE TRACT CONVEYED TO RICHARD A. DELONG BY DEED RECORDED IN VOLUME 604, PAGE 885 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS; SAID 2.29 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation concrete monument found for the northwest corner of said 2.29 acre tract, same being the northeast corner of that certain 3.76 acre tract conveyed to Richard A. Delong by deed recorded in Volume 618, Page 670 of the Deed Records of Burnet County, Texas, said iron rod also being in the south line of State Highway No. 71;

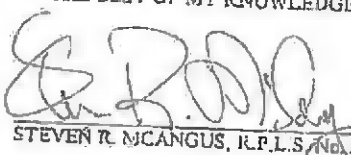
THENCE S 60°30'54" E along the common line between said south line of State Highway No. 71 and said 2.29 acre tract a distance of 337.98 feet to a 1/2-inch iron rod found for the northeast corner of said 2.29 acre tract, same being the northwest corner of that certain called 65.604 acre tract conveyed to the S. R. Scott Family Limited Partnership by deed recorded in Volume 1319, Page 238 of the Official Public Records of Burnet County, Texas;

THENCE S 02°00'15" E along the common line between said 65.604 acre tract and said 2.29 acre tract a distance of 234.44 feet to a 1/2-inch iron rod found for the southeast corner of said 2.29 acre tract, same being the northeast corner of that certain called 10.5 acre tract conveyed to James Faubion and Ann Faubion-Jones by Probate Cause No. 8209 of the Probate Records of Burnet County, Texas;

THENCE N 88°19'03" W along the common line between said 10.5 acre tract and said 2.29 acre tract a distance of 337.50 feet to a cedar fence corner post found for the southwest corner of said 2.29 acre tract, same being the southeast corner of the aforementioned 3.733 acre tract;

THENCE N 05°06'38" E along the common line between said 3.76 acre tract and said 2.29 acre tract a distance of 392.30 feet to the POINT OF BEGINNING of the herein described tract and containing 2.29 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.L.S. No. 3680



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on LCRA Monument No. 1309.

EXHIBIT 17

May 2, 2006
Job No. 06-118

FIELD NOTES

BEING 3.76 ACRES OF LAND LOCATED IN THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 336, IN BURNET COUNTY, TEXAS, SAID 3.76 ACRES MORE PARTICULARLY BEING ALL OF THE CERTAIN CALLED 3.733 ACRE TRACT CONVEYED TO RICHARD A. DELONG BY DEED RECORDED IN VOLUME 618, PAGE 670 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS; SAID 3.76 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation concrete monument found for the northeast corner of said 3.76 acre tract, same being the northwest corner of that certain 2.29 acre tract conveyed to Richard A. Delong by deed recorded in Volume 604, Page 885 of the Deed Records of Burnet County, Texas, said iron rod also being in the south line of State Highway No. 71;

THENCE S 05°06'38" W along the common line between said 2.29 acre tract and said 3.76 acre tract a distance of 392.30 feet to a cedar fence corner post found for the southwest corner of said 3.76 acre tract in the north line of a called 10.5 acre tract conveyed to James Faubion and Ann Faubion-Jones by Probate Cause No. 8209 of the Probate Records of Burnet County, Texas;

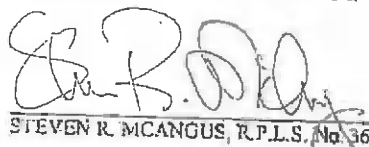
THENCE S 88°10'40" W along the common line between said 10.5 acre tract and said 3.76 acre tract a distance of 304.19 feet to a cedar fence corner post found for the southwest corner of said 2.29 acre tract, same being the southeast corner of that certain called 20 acre tract conveyed to James and Doris Faubion by deed recorded in Volume 892, Page 144 of the Deed Records of Burnet County, Texas;

THENCE N 01°27'23" W along the common line between said 20 acre tract and said 3.76 acre tract a distance of 570.49 feet to a 1-inch iron pipe found for corner;

THENCE N 48°19'40" E a distance of 27.57 feet to a 1/2-inch iron rod found for the northwest corner of said 2.29 acre tract in the aforementioned south line of State Highway No. 71;

THENCE S 60°30'54" E along the common line between said south line of State Highway No. 71 and said 3.76 acre tract a distance of 382.42 feet to the POINT OF BEGINNING of the herein described tract and containing 3.76 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.L.S. No. 3680

5/2/06



The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) based on LCRA Monument No. 1309.

Loan N 38020
Borrower: BLANCO SAN MIGUEL, LTD.
Assn.: Capital Farm Credit, FLCA
Branch: Austin Office

EXHIBIT C

133.042 ACRES MORE OR LESS

1038

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING ALL OF THE U.M. POWELL SURVEY NO. 1624 AND BEING A PORTION OF THE MRS. E. M. LUTHER SURVEY, THE JOHN D. LOVE SURVEY NO. 234, THE ALFRED O. LON SURVEY NO. 250 AND THE JOSEPH POWELL SURVEY NO. 251, IN BURNETT COUNTY AND BLANCO COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN 333.91 ACRE TRACT OF LAND AS CONVEYED TO H. HARVEY SMITH BY DEED RECORDED IN VOLUME 236, PAGE 230 OF THE DEED RECORDS OF THAVES COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 133.521 ACRE TRACT OF LAND AS CONVEYED TO H. HARVEY SMITH BY DEED RECORDED IN VOLUME 301, PAGE 711 OF THE DEED RECORDS OF BURNETT COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AB 1524
AB 548
AB 3240

BEGINNING at an iron pin found at the Southwest corner of the said 333.91 acre Smith Tract, being at the Southeast corner of that certain 434.060 acre tract of land as conveyed to H. Harvey Smith by deed recorded in Volume 188, Page 657 of the Deed Records of Burnett County, Texas, for the Southwest corner and PLACE OF BEGINNING hereof;

THENCE along the West line of the said 133.91 acre Smith Tract, as fenced and used upon the ground, for the following courses:

- N 01° 51' E for a distance of 294.26 feet to an iron pin found
- N 02° 30' E for a distance of 872.57 feet to a 60-d nail found
- N 02° 23' E for a distance of 658.20 feet to an iron pin found
- N 02° 00' E for a distance of 1034.18 feet to an iron pipe found
- N 06° 40' E for a distance of 37.07 feet to an iron pipe found
- N 02° 54' E for a distance of 880.39 feet to an angle point
- N 02° 37' E for a distance of 2243.12 feet to an iron pin found at the Northwest corner of the said 233.51 acre Smith Tract, for the Northwest corner hereof;

THENCE along the North line of the said 333.91 acre Smith Tract, as fenced and used upon the ground, for the following courses:

- S 67° 47' E for a distance of 2077.67 feet to an angle point
- S 67° 35' E for a distance of 1302.20 feet to a 60-d nail found in a fence post
- S 13° 50' E for a distance of 631.09 feet to an angle point
- S 13° 52' E for a distance of 402.45 feet to an iron pin found
- S 85° 47' E for a distance of 1161.33 feet to an angle point
- S 85° 40' E for a distance of 923.09 feet to an iron pin found
- S 06° 37' E for a distance of 795.03 feet to an iron pin found
- N 49° 28' E for a distance of 633.61 feet to an iron pin found at the most Westerly corner of the said 133.521 acre Smith Tract;

THENCE along the West line of the said 133.521 acre Smith Tract, N 49° 13' E for a distance of 28.06 feet to a point in the centerline of a county road, for a Northerly corner hereof;

THENCE along the centerline of the said county road, S 61° 24' E for a distance of 115.05 feet to an iron pin found for the most Westerly Northeast corner hereof;

THENCE along the East line of the herein described tract, for the following courses:

- S 71° 08' W for a distance of 101.26 feet to an iron pin found
- S 49° 22' W for a distance of 632.01 feet to an iron pin found
- S 62° 02' W for a distance of 492.11 feet to an iron pin found
- S 31° 10' W for a distance of 314.37 feet to an iron pin found in the South line of the said 333.91 acre Smith Tract, for a Southeast corner hereof;

1413 0660
OFFICIAL PUBLIC RECORD
BURNETT COUNTY, TEXAS

Loan No. 1020
Borrower: BLANCO SAN MIGUEL, LTD.
Assn: Capital Farm Credit, FLCA
Branch: Austin Office

EXHIBIT 6

THENCE along the South line of the said 333.91 acre Santh tract, as fenced and used upon the ground, for the following course:

N 88° 22' W for a distance of 203.01 feet to an iron pin found

S 02° 43' W for a distance of 490.15 feet to an iron pin found

N 07° 14' S for a distance of 1114.96 feet to an angle point

N 06° 52' W for a distance of 911.21 feet to an angle point

N 06° 48' W for a distance of 1316.56 feet to an angle point

N 07° 00' W for a distance of 955.33 feet to a 60-d nail found in a fence corner post;

THENCE continuing along the South line of the said 333.91 acre Santh tract, as fenced and used upon the ground, for the following course:

S 02° 54' W for a distance of 952.09 feet to an angle point

S 01° 15' W for a distance of 176.95 feet to an angle point

S 03° 29' W for a distance of 606.36 feet to a 60-d nail found in a fence corner post for a southeasterly corner mark;

THENCE continuing along the South line of the said 333.91 acre Santh tract, as fenced and used upon the ground, N 87° 13' W for a distance of 1033.61 feet to a 60-d nail found in a fence post, and N 07° 11' W for a distance of 168.77 feet to the PLACE OF BEGINNING and containing 326.815 acres of land, more or less.

1413 0b1
OFFICIAL PUBLIC RECORD
FOR SET COUNTY, TEXAS

EXHIBIT "H"
AUSTIN SURVEYORS
P.O. BOX 110143
AUSTIN, TEXAS 78711
2101 JUSTIN LANE SUITE
(512) 454-6001

Sheet 1 of 3
Attachment to Plat No. 1400pt

FIELD NOTES FOR 547623 ACRES

All interests tract or parcel of land situated in the F. Plancher Survey No. 272, the F. Plancher Survey No. 1086, the F. Plancher Survey No. 123, the H.S. Morgan Survey No. 416, the J.T. Quinn Survey No. 227, the J. T. Carr Survey No. 273, the T.T. Hubbard Survey No. 276, the C.D. & C.R.G. Railroad Survey No. 123, the A.T. Smith Survey No. 97, the B. Runkle Survey No. 351, the A. Olmstead Survey No. 124, the A. Olmstead Survey No. 30, the J. F. Tracy & Co. Survey No. 7, the C. Goeth Survey No. 2, the C. Goeth Survey No. 92, the C. Goeth Survey No. 45, the C. Goeth Survey No. 6, the C. Goeth Survey No. 67, the H.B. & W.T. Railroad Survey No. 91, the J. Hubbard Survey No. 422, the A. Oebel Survey No. 428, the A. Oebel Survey No. 8, the F.A. Sawyer Survey No. 419, the Trest. Mencks Survey No. 402, the H.H. Jackson Survey No. 5, and the J.R. Worrell Survey No. 92 in Blanco and Burnet Counties and being also all of sections (17) tracts of land conveyed to Jaxon Partners, Ltd. in Volume 279, Page 736 of the Deed Records of Blanco County, Texas and being more particularly described by name and bounds as follows:

BEGINNING at a fence corner post found in the occupied Northeast corner of the above mentioned C. Goeth Survey No. 2 for the Northeast corner of the above mentioned Sixteenth Tract and the most Easterly Northeast corner of this tract.

THENCE with the East line of the said Survey No. 2, as fenced and occupied, for the following four (4) courses:

- (1) S 01°11'39" E 1719.63 feet to a steel fence post found for an angle point.
- (2) S 01°02'50" E 1087.87 feet to a steel fence post found for an angle point.
- (3) S 01°20'13" E 1026.99 feet to a steel fence post found for an angle point.
- (4) S 01°30'39" E 1442.57 feet to a 5" iron pipe fence post found on the occupied North line of the Tyler Tap Railroad Co. Survey No. 113, in the occupied Southeast corner of the said Survey No. 2, for the Southeast corner of the said Sixteenth Tract and the Southeast corner of this tract.

THENCE S 88°19'42" W with the North line of the above mentioned Survey No. 113 and the South line of the said Survey No. 2, as fenced and occupied, 2931.92 feet to a fence corner post found for an angle point of this tract.

THENCE S 89°20'19" W with the South line of the said Survey No. 2, as fenced and occupied, 2883.21 feet to a fence corner post found in an angle point of the said Sixteenth Tract for an angle point of this tract.

THENCE S 42°28'32" W with the Southeast line of the said Sixteenth Tract, as fenced and occupied, 5220.01 feet to a 2" iron pipe fence post found in an angle point of the said Sixteenth Tract for an angle point of this tract.

THENCE N 89°47'15" W with the South line of the above mentioned Sixteenth Tract, as fenced and occupied, 2566.59 feet to a 2 1/2" iron pipe fence post found for an angle point of this tract.

THENCE S 89°12'44" W 1743.48 feet to a 2 1/2" iron pipe fence corner post found in the occupied Southwest corner of the said Sixteenth Tract and the Southeast corner of the above mentioned Thirtieth tract for an angle point of this tract.

THENCE N 89°48'38" W with the South line of the said Thirtieth Tract, as fenced and occupied, 745.75 feet to a 3" iron pipe fence post found for an angle point of this tract.

THENCE N 74°22'59" W with the South line of the said Thirtieth Tract, as fenced and occupied, 87.15 feet to a 3" iron pipe fence post found for an angle point of this tract.

14140654
ORIGINAL RECORD
BURNET COUNTY, TEXAS

600
Coopers
Bend

TEXAS OWNER POLICY OF TITLE INSURANCE

SCHEDULE A

Issued simultaneous with Policy No. :707

Policy No. 3707

GF No. 3707-AU63

DATE OF POLICY 04/04/2007 at PM

1. Name of Insured:

Blanco San Miguel, Ltd., a Texas Limited Partnership

2. The estate or interest in the land that is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is insured as vested in:

Blanco San Miguel, Ltd., a Texas Limited Partnership

4. The land referred to in this policy is described as follows:

Tract I:

Being all of Lot Nos. 10, 11 and 12, COOPER'S BEND ESTATES, a subdivision in Burnet County, Texas, according to plat recorded in Cabinet 2, Slide 52A, Plat Records of Burnet County, Texas.

Tract II:

Easement rights to use a 60 foot wide access easement across Lots 1 thru 11, as set out in Joint Use and Access Agreement recorded in Volume 612, Page 118, Deed Records, Burnet County, Texas and as shown on Plat recorded in Cabinet 2, Slide 52A-C, Plat Records, Burnet County, Texas.

Legal
Description

EXHIBIT 2

EFD, Ltd (fka Blanco San Miguel, Ltd.)
Receivable Account QuickReport

	Type	Date	Name	Memo	Amount	04/05/2011 Accrual Basis Balance
Receivables						
A/R-Austin Maddux	Check	08/05/2010	Austin Maddux	online payment	319.45	319.45
	Deposit	09/27/2010	Austin Maddux -reimburse	loan repayment	-319.45	0.00
Total A/R-Austin Maddux					0.00	0.00
A/R-LandWest Mgmt						
	General Journal	03/23/2006		loan proceeds on 5476 ac deposited to LandWest	1,064,577.85	1,064,577.85
	General Journal	03/24/2006		apply Contract Assignment fee included in the \$1,064,577.85 loan proceeds deposited directly into	-800,000.00	264,577.85
	General Journal	03/24/2006		loan proceeds on 316 ac deposited to LandWest acct for reimbursements due	21,578.93	286,156.78
	Deposit	04/03/2006	LandWest Management, LLC	received from LW Mgmt for BSM closing proceeds deposited in their bank acct	-50,000.00	236,156.78
	Deposit	04/03/2006	LandWest Management, LLC	received from LW Mgmt for BSM closing proceeds deposited in their bank acct	-35,956.78	200,200.00
	General Journal	12/30/2006		Apply air balance to \$1,000,000 Acquisition Fee due to Land West for Rancho San Miguel	-200,200.00	0.00
	General Journal	12/31/2006		4/5/07 Reverse of GJE LW-acq fee -- Apply air balance to \$1,000,000 Acquisition Fee due to Land	200,200.00	200,200.00
	General Journal	04/05/2007		re-book to air - Feb payment made in error towards an acquisition fee that wasn't actually due	50,000.00	250,200.00
	General Journal	01/01/2008	Correction	VOID: reverse entry - 2/20/08 Clarification from Larry Meyer that \$800,000 listed in Contract wa	0.00	250,200.00
	General Journal	01/01/2010	Correction	offset a/p against receivable balance	-68,331.40	181,868.60
	Check	10/04/2010	LandWest Management, LLC	loan - xfer online	100.00	181,968.60
	Check	11/09/2010	LandWest Management, LLC	loan - xfer online	100.00	182,068.60
Total A/R-LandWest Mgmt					182,068.60	182,068.60
A/R-Larry Meyer						
	Bill	03/21/2008	John H. Glover (home)	SM Partners loaned Larry Meyer \$750,000 and Larry owes the 2% Finders Fee to John Glover	15,000.00	15,000.00
	Bill	04/15/2009	Premium Financing Specialists, Inc.	INSURANCE PAYMENT ON HOUSE PURCHASED BY BILLIE MEYER	0.00	15,000.00
	Deposit	05/07/2009	Larry Meyer-Reimburse	insurance on house for Billie	-369.84	14,630.16
	Deposit	05/07/2009	Larry Meyer-Reimburse	pest control services on house for Billie	-189.43	14,440.73
	Bill	05/08/2009	Lowe's Pest Control Co.	for Billie Meyer - to be reimbursed by Larry	189.43	14,630.16
	Check	05/08/2009	Larry Meyer-Reimburse	wire transfer out - insurance on 122ac/house cancelled	369.84	15,000.00
	General Journal	01/01/2010	Larry Meyer-Reimburse	offset Larry Meyer payable to air acct (reimbursable due for flight & meeting expense re: sale o	-1,162.85	13,837.15
Total A/R-Larry Meyer					13,837.15	13,837.15
A/R-LWP General Management						
	Bill	09/28/2007	Maxwell Locke & Ritter, LLP	CPA services - 2006 tax return	950.00	950.00
	Bill	04/30/2008	Maxwell Locke & Ritter, LLP	CPA services for 2007 tax return	1,250.00	2,200.00
	Bill	03/23/2009	Maxwell Locke & Ritter, LLP	CPA services for 2008 Tax return - progress billing thru 3/16/09 for LWP Gen Mgmt LLC	1,350.00	3,550.00
	Bill	04/08/2010	Maxwell Locke & Ritter, LLP	Tax Return Preparation	1,500.00	5,050.00
	Bill	05/12/2010	Maxwell Locke & Ritter, LLP	Franchise Tax Report	365.00	5,415.00
Total A/R-LWP General Management					5,415.00	5,415.00
A/R-LWP Venture I, Ltd.						
	General Journal	12/31/2006		record initial contribution to BSM	690.00	690.00
	Check	01/12/2007	LWP Venture I	loan to bring acct balance up to avoid acct fees	1,000.00	1,690.00
	Bill	09/28/2007	Maxwell Locke & Ritter, LLP	CPA services - 2006 tax return	950.00	2,640.00
	Bill	11/30/2008	Maxwell Locke & Ritter, LLP	CPA services for 2008 Franchise Tax return	400.00	3,040.00
	Deposit	02/04/2009	LWP Venture I	Deposit - Xfer online	-2,000.00	1,040.00
	Bill	03/31/2009	Maxwell Locke & Ritter, LLP	CPA services for 2008 Tax return - progress billing thru 3/13/09 for LWP Venture I	2,750.00	3,790.00
	Bill	08/14/2009	Maxwell Locke & Ritter, LLP	CPA services for 2009 Franchise Tax	500.00	4,290.00
	Bill	04/08/2010	Maxwell Locke & Ritter, LLP	Tax Return Preparation	2,245.00	6,535.00
	Bill	05/12/2010	Maxwell Locke & Ritter, LLP	Tax Return Preparation	0.00	6,535.00

EXHIBIT



Type	Date	Name	Month	Amount	Balance
Check	10/04/2010	LWP Venture I	VOID: online transfer	0.00	6,535.00
Transfer	12/31/2010		offset a/p to air balance	-500.00	6,035.00
		Total A/R-LWP Venture I, Ltd.		6,035.00	6,035.00
A/R-RSMT Venture, LLC					
General Journal	12/31/2006		record initial contribution to BSM	10.00	10.00
Check	01/12/2007	RSMT Ventures, LLC	loan to bring acct balance up to avoid acct fees	1,000.00	1,010.00
Bill	09/28/2007	Maxwell Locke & Ritter, LLP	CPA services - 2006 tax return	950.00	1,960.00
General Journal	12/31/2007	RSMT Ventures, LLC	change vendor name	-1,000.00	960.00
General Journal	12/31/2007	RSMT Ventures-Loan	change vendor name	1,000.00	1,960.00
Bill	04/30/2008	Maxwell Locke & Ritter, LLP	CPA services for 2007 tax return	1,350.00	3,310.00
Bill	11/30/2008	Maxwell Locke & Ritter, LLP	CPA services for 2008 Franchise Tax return	400.00	3,710.00
Deposit	12/31/2009		CPA services for 2009	1,530.00	5,240.00
Deposit	12/31/2009		to record PY investment - to match RSMT books	10.00	5,250.00
Bill	04/08/2010	Maxwell Locke & Ritter, LLP	Tax Return Preparation	1,700.00	6,950.00
Bill	05/12/2010	Maxwell Locke & Ritter, LLP	Franchise Tax Report	450.00	7,400.00
Check	10/04/2010	RSMT Ventures-Loan	online transfer	100.00	7,500.00
Check	11/09/2010	RSMT Ventures-Loan	loan - online transfer	100.00	7,600.00
Transfer	12/31/2010		offset a/p to air acct	-650.00	6,950.00
		Total A/R-RSMT Venture, LLC		6,950.00	6,950.00
A/R-San Miguel Partners LP					
General Journal	12/31/2006		record initial contribution made by SM Partners	300.00	300.00
		Total A/R-San Miguel Partners LP		300.00	300.00
Total Receivables				214,605.75	214,605.75
TOTAL				214,605.75	214,605.75

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

In re: EFD, Ltd.

Case No. 11-10846
(if known)

STATEMENT OF FINANCIAL AFFAIRS

1. Income from employment or operation of business

None

☐

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the two years immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income.)

AMOUNT	SOURCE
\$9,600.03	2011 - LCRA Lease payment \$9,600; Bank interest income \$.03
\$278,764.00	1/1/2010-12/31/10 - 10 acres of land sold for gross \$100,000 (paid to lien holder) LCRA lease payment \$9,600 Rebate of \$12 Capital Farm Credit Patronage Payment \$169,121 (\$96,370 applied to past due interest) Bank Interest Income \$31
\$5,711,390.00	1/1/2008-12/31/2009 - 444 acres of land sold for gross of \$5,306,000 (paid to lien holder) Cattle sold for gross of \$33,842 LCRA Lease payment \$19,200 Capital Farm Credit Patronage Payments \$331,814 Bank Interest Income \$20,534

2. Income other than from employment or operation of business

None

☒

State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse

3. Payments to creditors

Complete a. or b., as appropriate, and c.

None

☐

a. Individual or joint debtor(s) with primarily consumer debts: List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within 90 days immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (*) any payments that were made to a creditor on account

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
Pedernales Electric Cooperative P.O. Box 1 Johnson City, TX 78636	1/18/11, 2/18/11, 3/4/11	\$1,025.97	\$67.50
Whiteside Insurance / S&W Premium Finance P.O. Box 605 Spicewood, TX 78669	1/19/11, 2/19/11, 3/19/11	\$2,199.72	\$3,286.14
Lands of America.com 9433 FM 2244 Bldg. II, Suite 203 Austin TX 78733	3/22/11	\$1,000.00	

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 1

**Capital Rotorcraft LLC
1821 Westlake Dr., #139
Austin, TX 78746**

3/31/11

\$3,289.00

None



b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within 90 days immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850*. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency.

None



c. All debtors: List all payments made within one year immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both

**NAME AND ADDRESS OF CREDITOR
AND RELATIONSHIP TO DEBTOR
Driftwood Land Company Ltd.
13200 Bee Cave Pkwy
Austin, TX 78738**

**DATE OF
PAYMENT
3/4/11 payment
was
reimbursement
for insurance
premium
payment made
for EFD, Ltd.**

**AMOUNT PAID
\$2,199.72**

**AMOUNT STILL OWING
\$877,400.06**

4. Suits and administrative proceedings, executions, garnishments and attachments

None



a. List all suits and administrative proceedings to which the debtor is or was a party within one year immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both

None



b. Describe all property that has been attached, garnished or seized under any legal or equitable process within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning

5. Repossessions, foreclosures and returns

None



List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must

**NAME AND ADDRESS OF CREDITOR OR SELLER
II CB, LP
2825 Wilcrest Dr., Suite 300
Houston, TX 77042**

**DATE OF REPOSSESSION
FORECLOSURE SALE,
TRANSFER OR RETURN
3/1/11 Deed in
Lieu of
Foreclosure**

**DESCRIPTION AND VALUE
OF PROPERTY
Tract 10, 9.76 acres in Burnet County
Debt owed: \$173,635.51**

6. Assignments and receiverships

None



a. Describe any assignment of property for the benefit of creditors made within 120 days immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 2

None



b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property

7. Gifts

None



List all gifts or charitable contributions made within one year immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100

8. Losses

None



List all losses from fire, theft, other casualty or gambling within one year immediately preceding the commencement of this case or since the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both

9. Payments related to debt counseling or bankruptcy

None



List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of a petition in bankruptcy within one year immediately preceding the

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYER IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Hohmann, Taube & Summers, L.L.P. 100 Congress Ave. Suite 1800 Austin, TX 78701	9/10/10	\$7,500.00
Hohmann, Taube & Summers, L.L.P.	1/31/11	\$5,000.00
Hohmann, Taube & Summers, L.L.P.	4/1/2011	\$25,000.00

10. Other transfers

None



a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within two years immediately preceding the commencement of this case. (Married debtors filing under chapter 12

b. List all property transferred by the debtor within ten years immediately preceding the commencement of this case to a self-settled trust or

None



11. Closed financial accounts

None



List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within one year immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations,

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 3

12. Safe deposit boxes

None



List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or

13. Setoffs

None



List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within 90 days preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether

14. Property held for another person

None



List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
William J. Maddux 13200 Bee Cave Pkwy Austin, TX 78738	Kubota Tractor, Loader, Shredder \$30,000	Tractor located at 7711 E. Hwy 71 Spicewood, TX 78669

15. Prior address of debtor

None



If the debtor has moved within three years immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address

16. Spouses and Former Spouses

None



If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within eight years immediately preceding the

17. Environmental Information

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

None



a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 4

None b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous

☒ Material.

None c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to
which the debtor is

☒

18. Nature, location and name of business

None

☐

a. If the debtor is an individual, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and
beginning and ending

dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a
partnership,
sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within six years immediately
preceding the
commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within six years
immediately
preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and
beginning and ending

dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within six

**NAME, ADDRESS, AND LAST FOUR DIGITS OF
SOCIAL-SECURITY OR OTHER INDIVIDUAL
TAXPAYER-I.D. NO. (ITIN) / COMPLETE EIN**

NATURE OF BUSINESS

**BEGINNING AND ENDING
DATES**

**RSMT Venture, LLC
13200 Bee Cave Pkwy
Austin, TX 78738**

**1% General Partner of Blanco San
Miguel Ltd.**

March 2006 - Present

Tax ID No. 20-4499861

**LWP General Management, LLC
13200 Bee Cave Pkwy
Austin, TX 78738**

**1% General Partner of LWP
Venture I Ltd.**

March 2006 - Present

Tax ID No. 20-4499813

**LWP Venture I, Ltd.
13200 Bee Cave Pkwy
Austin, TX 78738**

**69% Partner of Blanco San Miguel
Ltd.**

March 2006 - Present

Tax ID No. 20-4516371

**San Miguel Partners, LP
4571 SW Thistle Terrace
Palm City, Florida 34990**

**30% Partner of Blanco San Miguel
Ltd.**

March 2006 to Present

Tax ID No. 26-0595270

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 5

Driftwood Land Company Ltd.
13200 Bee Cave Pkwy
Austin, TX 78738

49.5 Partner of LWP Venture I, Ltd. March 2006 to present

Tax ID No. 41-2083308

CLMI Trust
P.O. Box 154369
Waco, TX 76715

45.5 Partner of LWP Venture I, Ltd. March 2006 to present

Tax ID No. 20-6030028

John Mitchell
5422 Monterrey Club Court
Windermere, FL 34786

4% Partner of LWP Venture I, Ltd. Jananuary 2007

None



b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. §

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

19. Books, records and financial statements

None



a. List all bookkeepers and accountants who within two years immediately preceding the filing of this bankruptcy case kept or supervised the

NAME AND ADDRESS

Christine Cupina
213 Drury Lane
Austin, TX 78737

DATES SERVICES RENDERED

August 2006 to present

Maxwell Locke & Ritter
401 Congress Avenue, Suite 1100
Austin, TX 78701

January 2007 to present

None



b. List all firms or individuals who within two years immediately preceding the filing of this bankruptcy case have audited the books of account

NAME AND ADDRESS

Christine Cupina
213 Drury Lane
Austin, TX 78737

DATES SERVICES RENDERED

August 2006 to present

Maxwell Locke & Ritter
401 Congress Avenue, Suite 1100
Austin, TX 78701

January 2007 to present

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 6

None ☐ c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the

NAME

Christine Cupina

ADDRESS

213 Drury Lane
Austin, TX 78737

Maxwell Locke & Ritter

401 Congress Avenue, Suite 1100
Austin, TX 78701

John H. Glover

1001 McKinney, Suite 1400
Houston, TX 77002

None ☐ d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by

NAME AND ADDRESS

Capital Farm Credit
5900 SW Parkway, #501
Austin, TX 78735

DATE ISSUED

February 2010

20. Inventories

None ☒ a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the

None ☒ b. List the name and address of the person having possession of the records of each of the inventories reported in a., above.

21. Current Partners, Officers, Directors and Shareholders

None ☐ a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS

San Miguel Partners LP
c/o Alyn Bell
4571 SW Thistle Terrace
Palm City, FL 34990

NATURE OF INTEREST

PERCENTAGE OF INTERES

30%

RSMT Venture I, Ltd.
13200 Bee Cave Parkway
Austin, TX 78737

1%

LWP Venture I, Ltd.
13200 Bee Cave Parkway
Austin, TX 78737

69%

Driftwood Land Company Ltd.
13200 Bee Cave Pkwy
Austin, TX 78738

49.5

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STATEMENT OF FINANCIAL AFFAIRS
Continuation Sheet No. 7

CLMI Trust 45.5
P.O. Box 154369
Waco, TX 76715

John Mitchell 4%
5422 Monterrey Club Court
Windermere, FL 34786

LWP General Management, LLC 1%
13200 Bee Cave Pkwy
Austin, TX 78738

None
☒ b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or

22. Former partners, officers, directors and shareholders

None
☒ a. If the debtor is a partnership, list each member who withdrew from the partnership within one year immediately preceding the commencement

None
☒ b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within one year immediately

23. Withdrawals from a partnership or distributions by a corporation

None
☒ If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during one year immediately preceding the

24. Tax Consolidation Group

None
☒ If the debtor is a corporation, list the name and federal taxpayer-identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within six years immediately preceding the commencement of the

25. Pension Funds

None
☒ If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within six years immediately preceding the commencement of the case.

[If completed on behalf of a partnership or corporation]

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date 4/20/2011

Signature /s/ S. Frank Bright
S. Frank Bright
Manager of GP

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both.

18 U.S.C. §§ 152 and 3571

**UNITED STATES BANKRUPTCY COURT
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CHAPTER 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept:	\$37,500.00
Prior to the filing of this statement I have received:	\$37,500.00
Balance Due:	\$0.00

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify)

3. The source of compensation to be paid to me is:

☐ Debtor ☒ Other (specify)

Larry Meyer and Jeff Maddux have each agreed to guarantee payment of an additional \$10,000.00 each to the Firm.

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with another person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:
- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
 - c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

plus hourly fees for legal services

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:
Representation in adversary proceedings, if any, without additional compensation.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

4/20/2011

Date

/s/ Eric J. Taube

Eric J. Taube
Hohmann, Taube & Summers, L.L.P.
100 Congress Ave.
Suite 1800
Austin, TX 78701
Phone: (512) 472-5997 / Fax: (512) 472-5248

Bar No. 19679350

/s/ S. Frank Bright

S. Frank Bright
Manager of GP